

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 820

Case No. 97-9C

(PUD and Map Amendment at 2200 M Street, N.W.)

June 27, 1997

On June 9, 1997 at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for Z.C. Case No. 97-9C.

ANC 2A Case No. 97-9C involves the requested approval of a PUD and related change of zoning from C-2-C to CR for Lot 76 in Square 51 at 2200 M Street, N.W.

With the requested zoning change and PUD approval, the site would be developed with a nine-story mixed-use building containing approximately 36,000 square feet of retail space, a cineplex of movie theaters encompassing 85,930 square feet of gross floor area with seating for approximately 4,800 people, a multi-purpose health and sports club of approximately 85,011 square feet, 180 to 240 residential units, and five levels of below-grade parking for 560 to 600 vehicles. The entire development would contain approximately 438,970 gross square feet, would have a height of 110 feet, and would have a total floor area ratio (FAR) of 7.13 (3.77 residential FAR, and 3.36 retail/entertainment FAR). No leasable office space would be provided.

It is therefore ordered that Zoning Commission Case No. 97-9C be scheduled for public hearing. Formal "Notices of Public Hearing" will be forthcoming.

A handwritten signature in dark ink, reading "Madeliene H. Dobbins". The signature is written in a cursive style with a large, sweeping initial "M".

MADELIENE H. DOBBINS

Director